



PALMER

ESTATE AGENTS

8 Sevenacre Close, Bagillt, Flintshire, CH6 6EB.



£155,000

A three bedroom detached bungalow situated in a cul de sac position in a popular and convenient location.

- Detached Bungalow
- Three Bedrooms
- Gas Central Heating
- Council Tax Band - D
- Lounge/dining room
- Gardens
- Cul de sac position
- No Onward Chain
- Energy Rating - D

2 Tower Gardens Holywell Flintshire CH8 7TG
Tel: 01352 713150 | Email: sales@palmerestateagents.co.uk
<http://www.palmerestateagents.co.uk>



8 Sevenacre Close, Bagillt, Flintshire, CH6 6EB.

A detached bungalow situated in a cul-de-sac in a popular location on the outskirts of Bagillt. The accommodation comprises of a lounge/dining room, kitchen, three bedrooms and a bathroom. Gas central heating and double glazing are provided. Externally there are gardens to the front and rear, and a driveway providing off road parking extends to the side of the property.

The property is available for purchase with no onward chain, and in more detail comprises;

uPVC side entrance door with centre coloured and bevelled glazed panel to;

Hallway:

Panel radiator. Timber flooring. Access to the roof space. Bevelled and leaded obscure glazed window.

'L' shaped Sitting/Dining Room: 6.37m (maximum) x 3.45m then 4.44m x 2.87m (20'11" x 11'4" then 14'7" x 9'5")

Two uPVC double glazed windows with opening side lights. Two panel radiators. Fireplace with living flame gas fire and marble hearth and backplate, with timber surround. Two ceiling light points. Serving hatch through to the kitchen.

Kitchen: 2.31m x 3.30m (7'7" x 10'10")

Fitted with a range of wall and base cabinets with complementary worktops. 1½ bowl sink unit. Glass hob and built in oven. Double glazed window. Cupboard housing the 'Independent combi 30' gas central heating boiler. Double glazed uPVC door exits to the side.

Bedroom One: 3.75m x 2.41m (to the front of the wardrobes) (12'4" x 7'11")

Full width wardrobes with sliding mirror-fronted doors. Timber flooring. Panel radiator. uPVC double glazed window.

Bedroom Two (rear): 3.22m x 2.87m (10'7" x 9'5")

uPVC double glazed window. Panel radiator. Laminate flooring.

Bedroom Three: 2.99m x 2.10m (9'10" x 6'11")

Panel radiator. Double glazed window. Panel radiator.

Bathroom:

Provided with a bath with electric shower fitment over, washbasin and low level WC. Panel radiator. Double glazed window. Built-in cupboard.

External:

The property is set back from the road behind a screen block wall. Metal pedestrian gate and twin metal gates give access to the driveway, which runs alongside the property and provides parking for several vehicles. The front garden is mainly gravelled for ease of maintenance. The rear garden is mainly laid to lawn, it is not particularly overlooked and is southerly facing.

Agents Notes:

Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs are provided for illustrative purposes only, and it must not be inferred that any items within the photograph are for sale unless specified.



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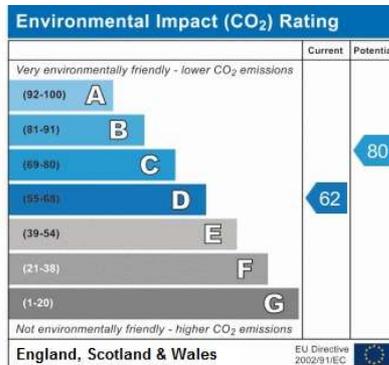
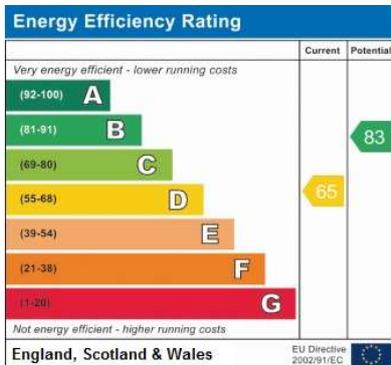
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TOTAL APPROX. FLOOR AREA 755 SQ.FT. (70.2 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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The energy-efficiency rating is a measure of a home's overall efficiency. The higher the rating, the more energy-efficient the home is, and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions – the higher the rating, the less impact it has on the environment.

VIEWING ARRANGEMENTS: Strictly by prior appointment through **PALMER ESTATE AGENTS**.

Opening Hours: Our offices are open 6 days a week, and appointments for valuations or viewings are available throughout the day and during evenings and weekends.

Do you require an **ENERGY PERFORMANCE CERTIFICATE?** Please call us to discuss your requirements or to make an appointment.

FREE MARKET APPRAISAL: If you are considering selling your property, or if it already on the market, and you would like a 'second opinion', please contact us. We can provide a free, market appraisal of your property entirely without obligation* – simply call us to make an appointment.

*Terms and conditions apply.

Please scan the QR Code below – this will take you directly to our website.

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